



**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY NOVEMBER 22ND, 2010
1015 LOCUST ST. #1200
4:00 P.M.**

PRELIMINARY REVIEWS

Page:

A. 5739 McPHERSON	Skinker-DeBaliviere Historic District.....	1
B. 2001 PARK	Lafayette Square Historic District	6
C. 1018, 1020, & 1022 MISSISSIPPI	Lafayette Square Historic District	12
D. 4226 SHAW	Shaw Historic District.....	20
E. 1016 MISSISSIPPI	Lafayette Square Historic District	25

NEW APPLICATIONS

F. 4217, 4221, 4223, & 4225 ARCO	Preservation Review District	32
G. 4630 LINDELL	Central West End Historic District	37

APPEALS OF STAFF DENIALS

H. 4026 MAGNOLIA PLACE	Shaw Historic District.....	43
I. 4242-44 WISE	Preservation Review District	48
J. 6110-12 WATERMAN	Skinker-DeBaliviere Historic District.....	55
K. 2049 ALLEN	McKinley Heights Historic District	60
L. 6178 McPHERSON	Skinker-DeBaliviere Historic District.....	64



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

A.

DATE: November 22, 2010
FROM: Jan Cameron, Cultural Resources Office
SUBJECT: Preliminary Review: install solar panels on front slope of roof
ADDRESS: 5739 McPherson Avenue
JURISDICTION: Skinker-DeBaliviere Certified Local Historic District — Ward 26



5739 McPHERSON AVENUE

OWNER/APPLICANT:
Edward Hecker

RECOMMENDATION:
That the Preservation Board withhold approval of the installation and suggest the owner explore other options for the location of the panels.





ROOF SEEN FROM DIRECTLY IN FRONT OF HOUSE

SITE AND SURROUNDING AREA:

5739 McPherson is a two-story single-family house constructed in 2005. Surrounding houses are well-maintained. This block of McPherson had sustained much demolition of its historic fabric but within the last several years, infill buildings have begun to restore the block face. 5739 is in the center of a row of these new constructions, and is the last house within the boundaries of the district: the house to its east is outside the district.



CONTEXT WEST



CONTEXT EAST



CONTEXT OPPOSITE EAST



CONTEXT OPPOSITE WEST

RELEVANT LEGISLATION:

Excerpt from Ordinance #57688, Skinker-DeBaliviere/Catlin Tract/Parkview Historic District

RESIDENTIAL APPEARANCE STANDARDS

(Proposed "A," "B" and "C" Zoning Districts)

1. *Use: A building or premises shall be used only for the uses permitted in the zoning district within which the building or premises is located; The Historic District Review Committee must be notified of any proposed zoning changes within the Historic District. Use of property in Parkview and in the Catlin Tract, private subdivisions, shall additionally be governed by restrictions specified in their Trust Indentures and other legal agreements.*
2. *Structures: New Construction or alterations to existing structures. All designs for new construction, or for major alterations to the front of the house or premises that require a building permit must be approved by the Landmarks and Urban Design Commission, as well as by the existing approving agencies as required by City Ordinances. Standards that do not require building permits serve as guidelines within the district....*

- d. *Exterior materials (for permit required work): Exterior materials when visible from the street should be of the type originally used when the proposed Historic District area was developed: brick, stone, stucco, wood, and wrought and cast iron. Although artificial siding or facing materials are not, in general, compatible, the Historic District Review Committee may be consulted for a list of current, compatible materials and their costs, for use by property owners wishing to improve their buildings.*

Does not comply. The proposed roof panels will be a dark, reflective material.

- e. *Details (for permit required work): Architectural details on existing structures, such as columns, pediments, dormers, porches, and bay windows should be maintained in their original form if at all possible. Renovations involving structural changes to window or door openings are permit required work and thus must be reviewed by the Landmarks and Urban Design Commission. Design of these renovations should be compatible in scale, materials, and color with existing features of the building and with adjacent historical structures. When on the front of a building, wood or factory-finished colored metal is the*

preferred material for frames of new and replacement storm windows and screens and storm and screen doors. Awnings on the front of a house should be canvas or canvas-type materials.

New buildings should be detailed so as to be compatible with existing buildings, respecting scale, rhythm, window proportions, important cornice lines, use of materials, etc. Complete plans for all proposed new construction or major alterations which require permits must be submitted to the Landmarks and Urban Design Commission for approval.

Does not comply. Although 5739 McPherson is a new building, its design, scale and exterior materials were intended to blend in with the existing historic fabric. Installation of these panels will counter that intent.



ILLUSTRATION SUBMITTED BY THE APPLICANT



VIEW OF ROOF SEEN FROM OPPOSITE SIDEWALK

f. Roof Shapes:

When there is a strong, dominant roof shape in a block, proposed new construction or alteration should be viewed with respect to its compatibility with existing buildings.

Does not comply. Installation of the panels will change the appearance of the roof.

g. Roof Materials:

Roof materials should be slate, tile, copper, or asphalt shingles where the roof is visible from the street. Incompatible materials are not encouraged. Design of skylights or solar panels, where prominently visible from the street and when requiring a permit, will be reviewed by the Landmarks and Urban Design Commission for their visual compatibility.

Does not comply. Panels will be reflective glass, and will nearly the full extent of the front roof slope.

COMMUNITY CONSULTATION:

The Cultural Resources Office has not been contacted by the Alderman or any neighborhood group regarding the project.

COMMENTS:

While the roof's slope is relatively low, the panels will still be highly visible. In addition, although the house is not historic, it and its neighbors blend in well with the extant historic buildings on the block. To install the sidelights would interfere with the block's architectural unity and would establish an unfortunate precedent.



LOOKING WEST ALONG McPHERSON

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board withhold approval of the proposed installation as it does not meet the Skinker-DeBaliviere Historic District Standards, and suggest that the owner explore alternative locations for the panels.

CONTACT:

Jan Cameron	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 201
Fax:	314-259-3406
E-Mail:	CameronJ@stlouiscity.com



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

B.

DATE: November 22, 2010
FROM: Andrea Gagen, Cultural Resources Office
SUBJECT: Preliminary Review: Install 6 awnings and 1 canopy
ADDRESS: 2001 Park Avenue
JURISDICTION: Lafayette Square Local Historic District — Ward 6



2001 PARK

OWNER:
David Farias

APPLICANT:
Lawrence Fabric and Metal Structures

RECOMMENDATION:
That the Preservation Board deny the Preliminary Review as the awnings and canopy do not meet the Lafayette Square Historic District standards.



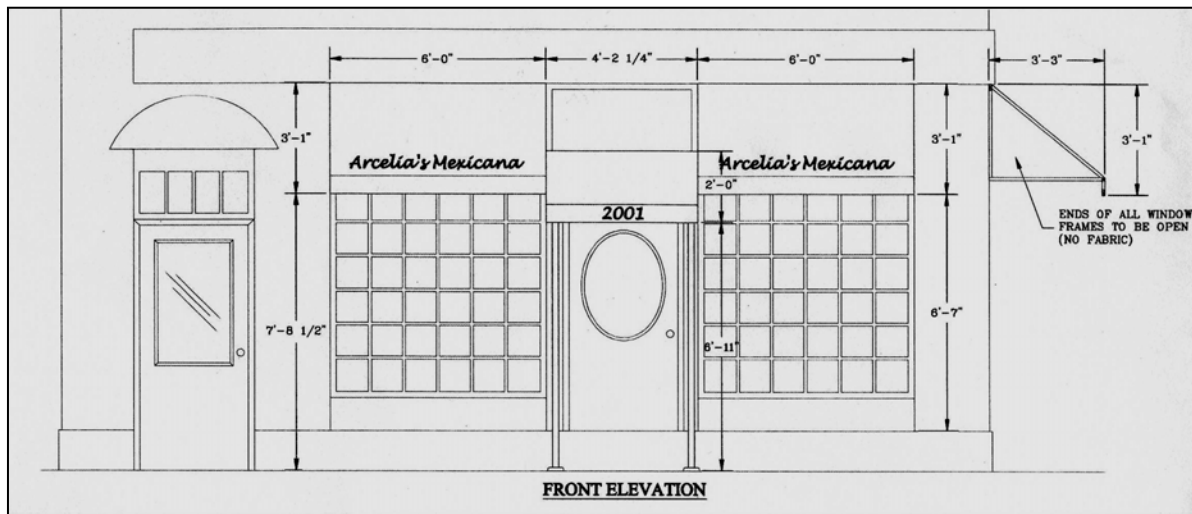


EXISTING FRONT AWNINGS AND CANOPY

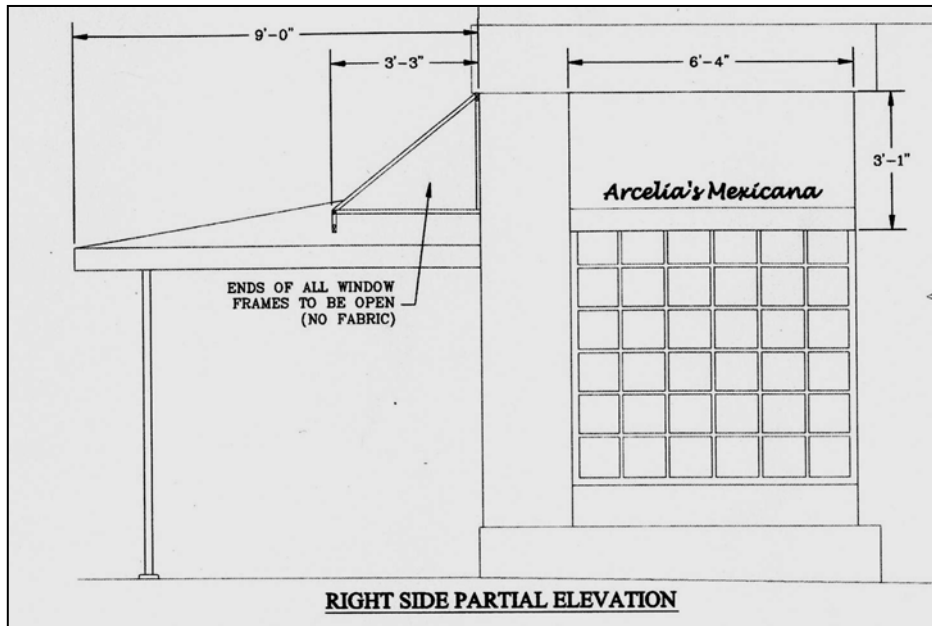
BACKGROUND:

The applicant applied for a Preliminary Review for six (6) windows awnings and one (1) canopy at 2001 Park on October 20, 2010. The owner has also applied for money from the St. Louis Development Corporation's Facade Program to cover a portion of the cost. The awnings and canopy are proposed to replace the existing awnings and canopy for Arcelia's Restaurant. The existing frames were recovered in 1995.

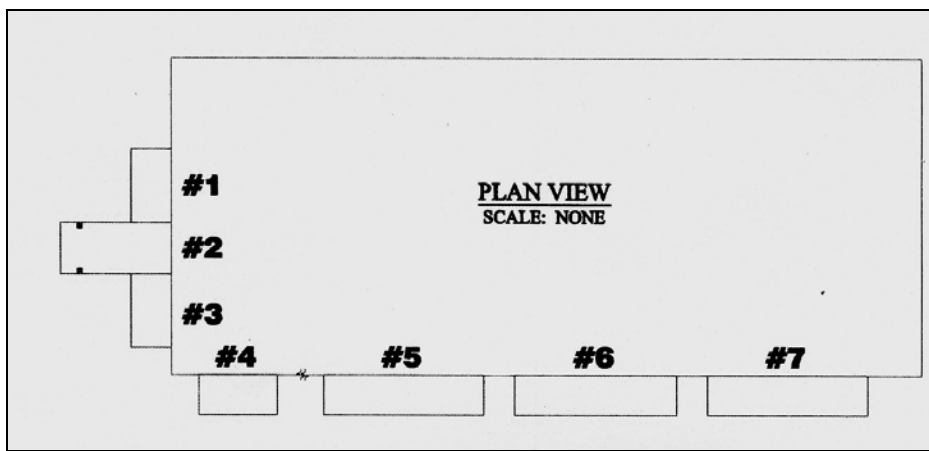
The applicant originally proposed a half-barrel canopy to match the existing canopy. The plan was altered to a canopy which is the same shape as the opening. It does not, however, extend up to cover the transom. No Model Example has been provided for the canopy. The signage on the current awnings is on the valance of the awnings, but the owner proposes to have the new signage on the slope of the awning. The proposed awnings are all open-ended awnings, but on the three large awnings on the Mississippi side of the building, the 1" x 3" metal tubing will be exposed at the ends of each awning. Due to the issues above, the application was scheduled for the November Preservation Board meeting.



PROPOSED ELEVATION OF AWNINGS AND CANOPY FROM PARK



SIDE ELEVATION OF CANOPY AND ELEVATION OF ONE SIDE STOREFRONT AWNING



**SITE PLAN SHOWING THE LOCATIONS OF THE
6 PROPOSED AWNINGS AND THE CANOPY**

SITE AND SURROUNDING AREA:

2001 Park is located at the corner of Park and Mississippi in the Lafayette Square Historic District, directly across from the park. To the west are residential buildings, while to the east across Mississippi are primarily commercial buildings.

RELEVANT LEGISLATION:

Excerpt from Ordinance #63327, Lafayette Square Historic District:

207.4 AWNINGS AND CANOPIES AT PUBLIC AND INTERMEDIATE FACADES

Comment: There is considerable historic evidence that the windows and doors of buildings within The District were once protected by awnings or canopies.

A) New awnings and canopies shall be based on a Model Example and meet the following:

1) *The same shape and size as the opening behind.*

Partially complies. Most of the awnings are the same size and shape of the window behind. The canopy, however, does not cover the full opening, as the transom window above the door is exposed.

2) *Constructed of a fabric material.*

Complies.

3) *Lettering or numerals are prohibited, except as allowed in Section 207.7 (A)(2)*

Does not comply. See 207.7.

B) *Metal awnings and canopies are prohibited.*

Not Applicable.

207.7 SIGNAGE AT PUBLIC & INTERMEDIATE FACADES

Comment: Commercial signage is defined as signage located at buildings which were originally built to house commercial uses; commercial signage at residential structures refers to signage at residential structures which have been converted to commercial or mixed-use.

A) *Commercial signage*

1) *Commercial signage is regulated by the existing City of St. Louis Signage Ordinance and further regulated herein.*

2) *Signage shall not project beyond the face of the building, except 6" maximum height lettering is permitted on the apron of an awning.*

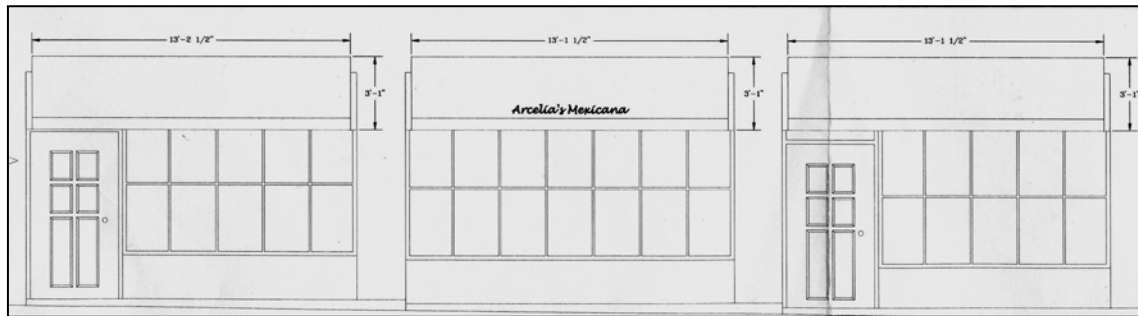
Does not comply. Signage is proposed to be on the slope of the awning.



MISSISSIPPI (SIDE) ELEVATION



NORTH END OF SIDE ELEVATION



PROPOSED AWNINGS FOR NORTH END OF SIDE ELEVATION

COMMENTS :

The proposed canopy does not comply with the Lafayette Square Historic District standards as no Model Example for it has been provided, and the canopy is not the same size as the opening behind it. There is also no historic Model Example for the three large side awnings with the exposed metal tubing.

The placement of signs on the awning slope does not comply with the historic district standards. There does not appear to be any reason why the lettering cannot be on the apron of the awnings.



ACROSS PARK



BUILDINGS EAST OF 2001 PARK



BUILDINGS ACROSS MISSISSIPPI



BUILDINGS EAST ON PARK

COMMUNITY CONSULTATION:

The staff has not had any communication from the neighborhood organization or the Alderwoman.

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board deny the Preliminary Review for the awnings and canopy as they do not meet the Lafayette Square Historic District Standards.

CONCLUSION:

Andrea Gagen	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 216
Fax:	314-622-3413
E-Mail:	GagenA@stlouiscity.com



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**

Cultural Resources Department

C.

DATE: November 22, 2010
FROM: Andrea Gagen, Cultural Resources Office
SUBJECT: Preliminary Review: new single-family construction & 3 attached garages
ADDRESS: 1022 Mississippi
JURISDICTION: Lafayette Square Local Historic District — Ward: 6



1022 MISSISSIPPI

Owner and Applicant:

Jason Ermold

Staff Recommendation:

That approval be granted to the project as currently proposed with stipulation that the concerns of the staff are addressed, and with the condition that final drawings, details, finishes and exterior materials be reviewed and approved by the staff.





HOUSES ADJACENT TO LOT AT 1022 MISSISSIPPI

BACKGROUND:

The Cultural Resources Office received a preliminary application for the construction of a 2-story single-family house and 3 attached garages behind 2018, 2020, and 2022 Mississippi on 10/1/2010.

The staff determined that the application met the criteria of the Lafayette Square Historic District Standards and scheduled the project for Preservation Board review.

SITE AND SURROUNDING AREA

1022 Mississippi is located on the east side of the block between LaSalle and Chouteau. The project lies within the boundaries of the Lafayette Square National Register District.

The lot sits between a two-story and a three-story building. All three of the buildings and the lot on the southern half of the block are owned by Mr. Ermold. Two additional buildings are north of the alley.

Across the street is a vacant gravel lot with new construction attached rowhouses at the rear. Mississippi Lofts is to the south while additional new construction attached rowhouses facing Chouteau are to the north.



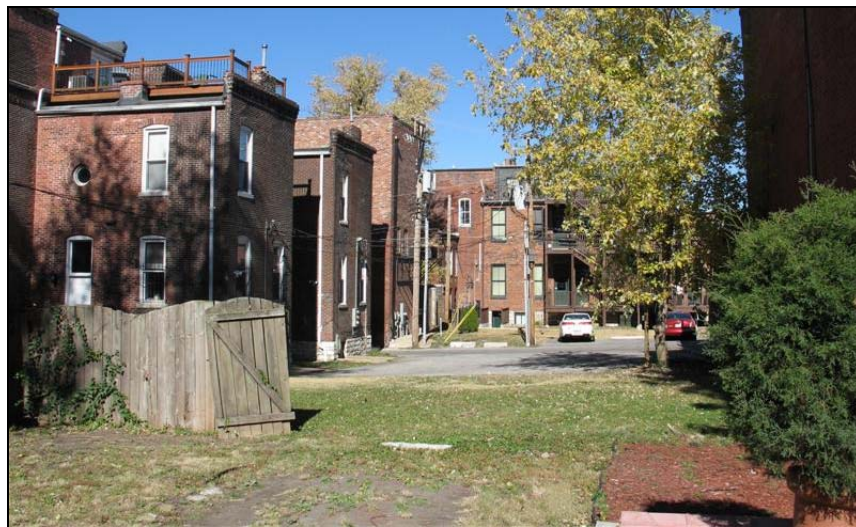
CONTEXT SOUTH OF LASALLE



ACROSS MISSISSIPPI



CONTEXT ON WEST SIDE OF MISSISSIPPI OPPOSITE OF SITE



VIEW OF EXISTING PARKING BEHIND HOMES FROM LASALLE

REASONS FOR APPLICATION:

The owner wishes to obtain preliminary approval of the design before construction drawings.



ELEVATION OF PROPOSED BUILDING BETWEEN ADJACENT BUILDINGS

RELEVANT LEGISLATION:

Excerpt from Ordinance #63327, Lafayette Square Historic District:

301 PUBLIC AND INTERMEDIATE FACADES

1. *The Public and Intermediate Facades of Non-Historic Buildings, New Construction and permitted Additions to existing Historic Buildings shall be reviewed based on the following:...*

301.1 Site

1. Alignment

1. *New construction and additions shall have Public Facade(s) parallel to the Public Facade(s) of the adjacent buildings....*

Complies. Front facade will align with adjacent building.

2. Setback

1. *New construction shall have the same setback as adjacent buildings....*

Complies. Front facade and side elevation will conform to existing building setbacks.

3. *Every unit shall have a Public Facade....*

Complies.

4. *In all new buildings, at least one Public Facade that faces the street shall contain an entrance.*

Complies.

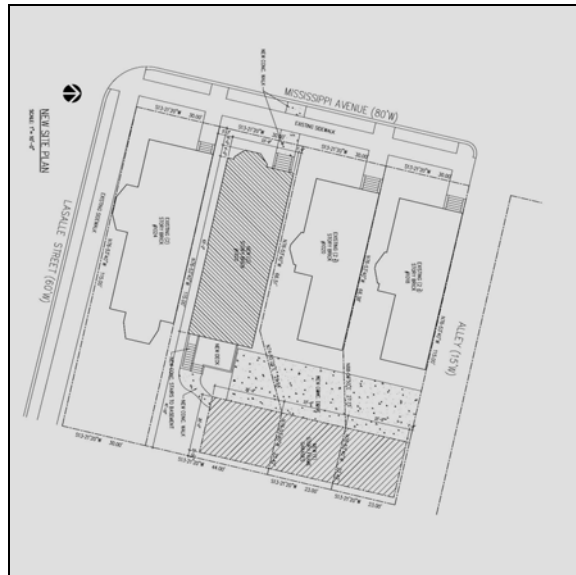
301.2 Mass

1. *The mass of new construction shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street.*

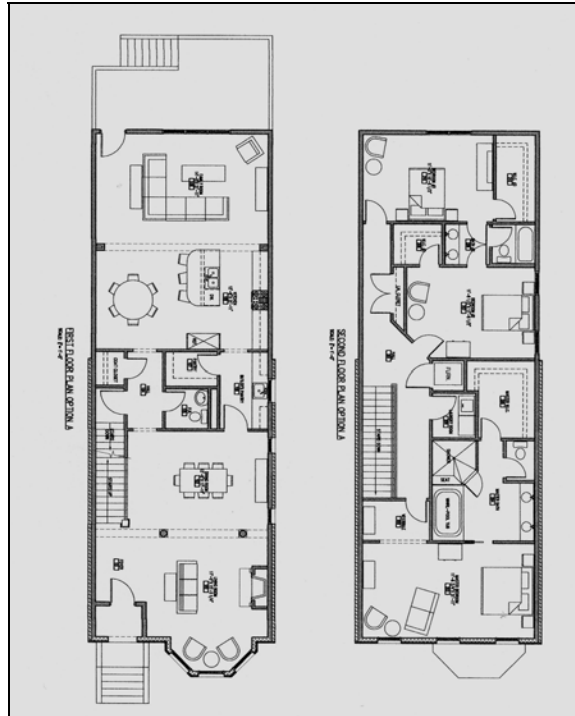
Complies. The building's height at the front parapet and its floor-to-ceiling heights are similar to those of the buildings on either side.

2. *All new buildings shall be up on a base. The elevation of the first floor shall be at least 3 steps higher than the grade and there shall be steps leading to the entry. On the Public and Intermediate Facades, there shall be a differentiation in the facade near the level of the first floor that defines the base. The wall materials and/or the detailing at the base shall be distinct from that of the rest of that facade.*

Complies. The building's first floor level is similar to the adjacent buildings, and the material of the base is distinct from that of the walls. The front and part of the side elevations will be scored stucco.



SITE PLAN SHOWING PROPOSED BUILDING AND GARAGES



PROPOSED FLOOR PLAN OPTIONS SHOWING STUCCO RETURNS

301.3 Scale

1. New construction shall appear to be the same number of stories as other buildings within the block, or shall have the same number of stories as the building original to that site.

Interior floor lines shall also appear to be at levels similar to those of adjacent buildings.

Comment: Building height shall be measured at the center of a building from the ground to the parapet or cornice on a flat roof building, to the crown molding on a Mansard building, to the roof eave on a building with a sloping roof.

Partially complies. The building's height above grade and floor height are similar to the adjacent building, but the number of stories is not the same, although it is similar in height to the building to the north.

2. The building height shall be within 2' above or below the average height within the block....

It is impossible to tell from the provided drawings whether or not it is within 2' of the average height on the block.

301.4 Proportion

1. The proportions of new construction and additions shall be comparable to those of adjacent buildings.

Partially Complies. The size and proportions of windows, door and cornice proportions appear to be slightly more narrow and shorter than the buildings on either side, although their relationships appear to be in keeping with the buildings on either side. The width of the house is appropriate to that of the existing lot.

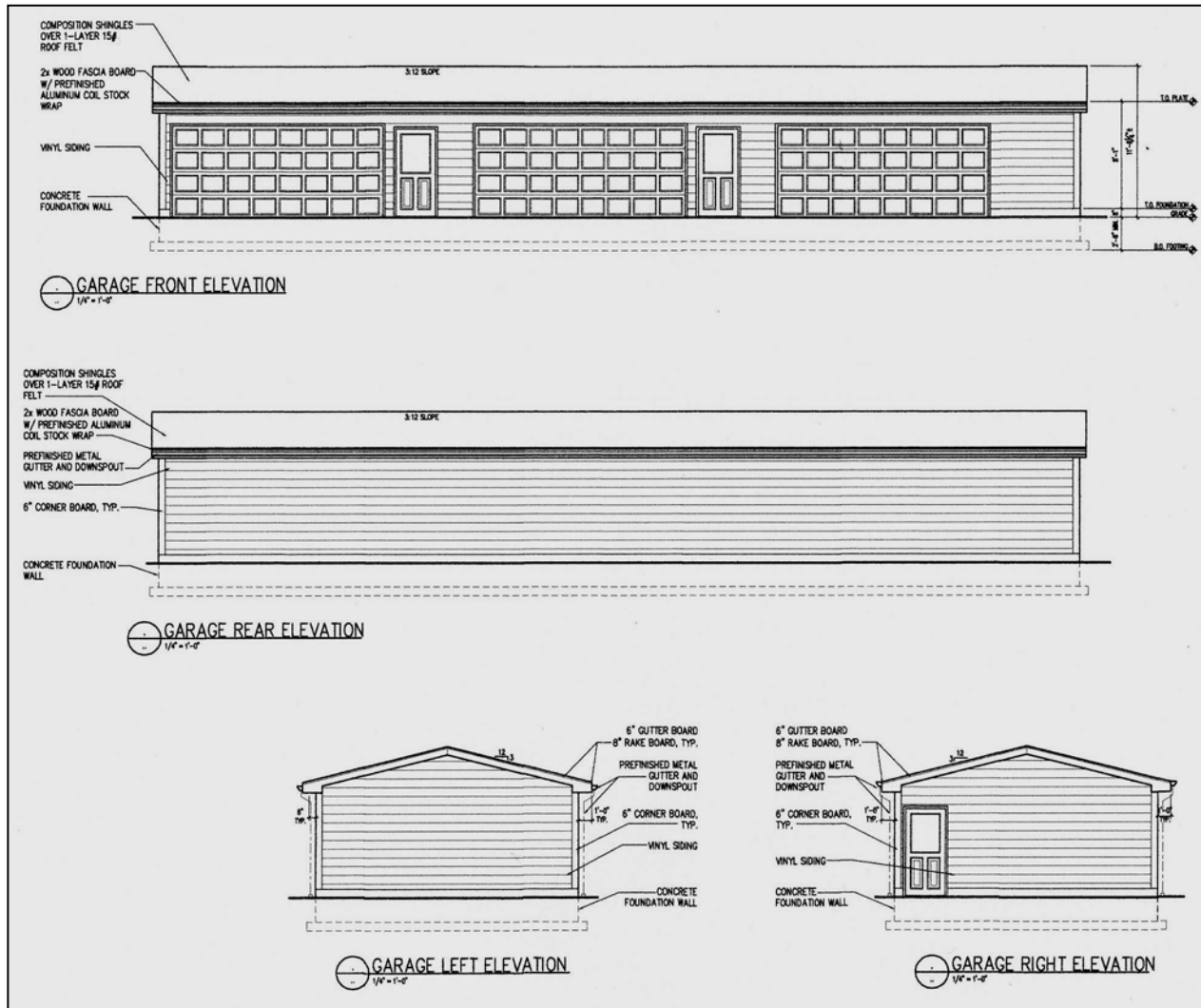
301.5 Ratio of Solid to Void

1. The total area of windows and doors in the Public Facade of new construction and additions shall be no less than 25% and no more than 50% of the total area of the facade.

Complies. The front facade conforms to this requirement.

2. The proportion of a window in the Public Facade of new construction and additions shall be between one of the following:
 1. 1:2 and 1:3. The height shall be at least twice the width ($W \times 2 < H$).
 2. Approved by the Lafayette Square Restoration Committee.

Partially Complies. The windows on the 1st story bay are slightly too tall for their width.



PROPOSED ATTACHED GARAGES BEHIND 1018, 1020 & 1022 MISSISSIPPI

301.6 Public and Intermediate Facade Materials and Material Color

1. Finish materials shall be one of the following:
 1. Kiln-fired brick, 2-2/3"x8"x4" nominal, or brick size based on a model example.
Comment: Brick within the District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove (See figure 8). Most brick within The District is hard and smooth and red or orange in coloration with only minor variations in coloration.
 2. Stone common to The District
 3. Replica stone including scored stucco

4. *Ornamental brick, stone or replica stone lintels, cornices, sills, decorative bands or panels.*
5. *Approved by the Lafayette Square Restoration Committee....*

Complies. The front facade and the side returns will be a scored stucco to mimic stone. The foundation material is not called out on the plans.

2. *Clear and non-reflective panes of glass shall be used in Public and Intermediate facade windows, transoms and doors.*

Complies.

3. *Gutters and downspouts shall comply with Section 201.8(A)(3)&(4).*

Complies.

4. *A proposed structure that uses brick on the Public Facades shall also use brick on the Intermediate Facades.*

N/A.

301.7 Public and Intermediate Facade Roofs

1. *Roof planes shall be uninterrupted with openings such as individual skylights, vents, pipes, mechanical units, etc.*
2. *Visible roofing material shall be limited to the following:*
 1. *slate,*
 2. *synthetic slate,*
 3. *asphalt or fiberglass shingles, standard three tab design of 235 pounds per square minimum construction,*
 4. *standing seam, copper or pre-finished sheet metal roofing,*
 5. *Plate or structural glass....*

Complies with all requirements.

303 GARAGES, ALLEY HOUSES & CARRIAGE HOUSES

1. *Garages shall be set within 10' of the alley line.*
2. *Garages shall be directly behind the main structure on the site. If existing site conditions prohibit this placement, then the new structure shall comply with Section 301, except 301.1(B), and 301.3.*
3. *Vehicular access shall only be from the alley. See also Section 301.1(F)*
4. *Garage doors shall be parallel to, and face, the alley.*
5. *Construction materials:*
 1. *Consistent with a model example.*
 2. *Brick*
 3. *Stone or replica stone, including scored stucco or block.*
 4. *Siding.*

Does not comply. Since the garages are attached there are portions that are not located directly behind the main structures. These portions in the gangways between the buildings will be minimally visible. The garages also do not comply in that they are accessed from a drive at the rear of the lots and the garage doors face the buildings in front. The garage placement is complicated by the fact that there is no alley at the rear of these properties.

COMMUNITY CONSULTATION:

To date, the Cultural Resources Office has not received any comments on the project from the Alderman. The Development Committee of the Lafayette Square Restoration Committee has reviewed the proposal and has submitted their comments and concerns relating to the height of the mansard; its lack of windows; the size of the front facade windows and other elements. The Committee rejected the proposed garage design and suggested that a new alley/drive be constructed and that the vehicle doors open onto this new alley.

COMMENTS:

There has not been a detailed discussion with the applicant, but for the most part the proposed building complies with the Lafayette Square Historic District standards. The main concerns of the staff related to the main structure are the scale of the building relating to the number of stories, and the proportions of the doors and windows. The scale issue could be remedied by raising the roof height slightly and adding a dormer to make it appear that there is a third story. The doors and windows only need a slight adjustment in height and width to bring them into compliance. The garages do not comply with the standards as small sections of them will not be directly behind the buildings, and the garage doors face the rear of the buildings, not an alley.

CONCLUSION:

The Cultural Resources Office staff recommends that the Preservation Board grant approval to the project as currently proposed with stipulation that the concerns of the staff are addressed, and with the condition that final drawings, details, finishes and exterior materials be reviewed and approved by the staff.

CONTACT:

Andrea Gagen	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 216
Fax:	314-259-3406
E-Mail:	GagenA@stlouiscity.com



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

D.

DATE: November 22, 2010
FROM: Bob Bettis, Historic Preservation Planner
SUBJECT: Preliminary Review: Retain two front doors installed without a permit
ADDRESS: 4226 Shaw Ave.
JURISDICTION: Shaw Local Historic District — Ward 8



4226 SHAW BLVD.

OWNER/APPLICANT:
Ana Montero/Ken Langendorf

RECOMMENDATION:
That the Preservation Board deny the Preliminary Application as the installed doors do not meet the Shaw Historic District Standards.



BACKGROUND:

The Cultural Resources Office received a Citizens Service Bureau complaint in June of 2010 for the installation of two non-compliant front doors without a permit at 4226 Shaw Blvd. in the Shaw Local Historic District. Upon inspection, it was discovered that two doors of contemporary design were in fact installed on the front of the house without a permit. The owners never responded to correspondence from our office and were referred to Housing court in July of 2010. Upon receipt of the court summons, the developers of the property contacted our office in hopes of securing a variance to retain the doors. The property has recently changed ownership.



NEW DOORS

SITE AND SURROUNDING AREA:

4226 Shaw Blvd. is a two-story, two-family residential building, located on the south side of the block between Tower Grove Ave. to the west and Klemm Ave to the east., in the Shaw Local Historic District. Surrounding buildings are residential and are contributing resources to the historic district.



EXAMPLES OF APPROPRIATE HISTORIC DOORS



RELEVANT LEGISLATION:

Excerpt from Ordinance #59400, Shaw Historic District:

Residential Appearance and Use Standards

2. Structures

D. Details:

Architectural details on existing structures, such as columns, dormer, porches and bay windows, should be maintained in their original form, if at all possible. Doors, dormers, windows and the openings on both new and renovated structures should be in the same vertical and horizontal proportions and style as in the original structures.

Does not comply. The alterations made to the front entry have completely changed the character of the house. The new doors are contemporary and lack any of the detailing of the originals.

COMMUNITY CONSULTATION:

The Cultural Resources Office has not been contacted by the Alderman or any neighborhood group regarding the project.

COMMENTS:

The installed doors do not replicate the appearance of the original historic doors. A house of this style would have had full or three-quarter light doors. The new doors detract from the overall appearance of the house.

To date, the owner has not provided evidence that replacing the doors correctly would cause an economic hardship.



EAST

CONTEXT



WEST



CONTEXT NORTH

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board deny the Preliminary Application as the installed doors do not meet the Shaw Historic District Standards.

CONTACT:

Bob Bettis	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 277
Fax:	314-622-3413
E-Mail:	bettisb@stlouiscity.com



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**

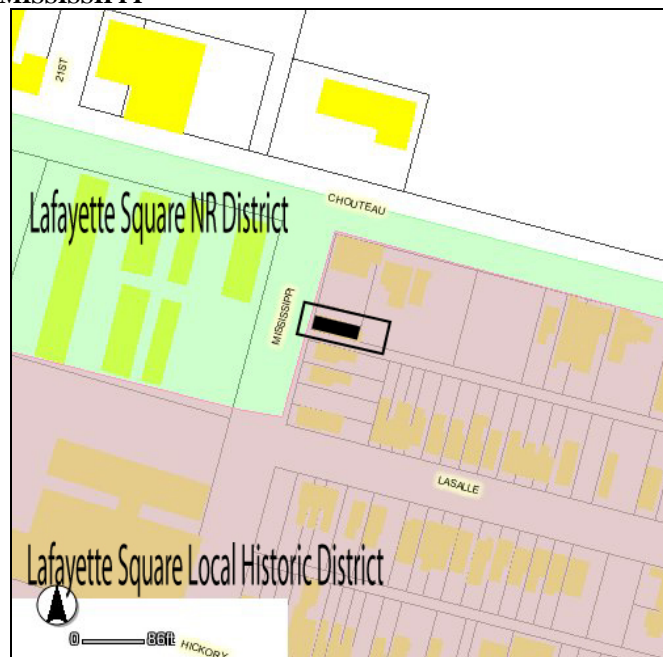
Cultural Resources Department

E.

DATE: November 22, 2010
FROM: Jan Cameron, Cultural Resources Office
SUBJECT: Preliminary Review: construction of three-story side entry porch and stair without Cultural Resources review
ADDRESS: 1016 Mississippi Street
JURISDICTION: Lafayette Square Local Historic District — Ward: 6



1016 MISSISSIPPI



Owner and Applicant:

Sean Kelly

Staff Recommendation:

That a variance be granted to retain the illegal stair with conditions, including that tall evergreens be planted in front of the structure to screen it from street view.

BACKGROUND:

On October 22, 2010, the Cultural Resources Office received a complaint from the Lafayette Square neighborhood about a side stair being constructed without a permit.

On 4/10/2007, an interior and exterior permit was approved by the Cultural Resources Office for the rehabilitation of an extremely-deteriorated 2-½ building at 1016 Mississippi Avenue in the Lafayette Square Historic District. The Cultural Resources Office approved the permit on 4/20/2007.

In July of this year, the developer of the property met with the staff to discuss egress requirements for the upper units. As the building footprint occupied the entire parcel, he had originally intended to acquire property at the rear of the building to construct the required stair. However, he was unable to do so, and instead purchased a lot adjoining the property on the north.

The owner showed the staff a three-level deck and stair that clearly did not conform to the Lafayette Square District Standards. The staff explained that the Standards require a Model Example for a stair or porch at this location, and suggested that the stair design be scaled down. In any case, a variance would be required from the Preservation Board.

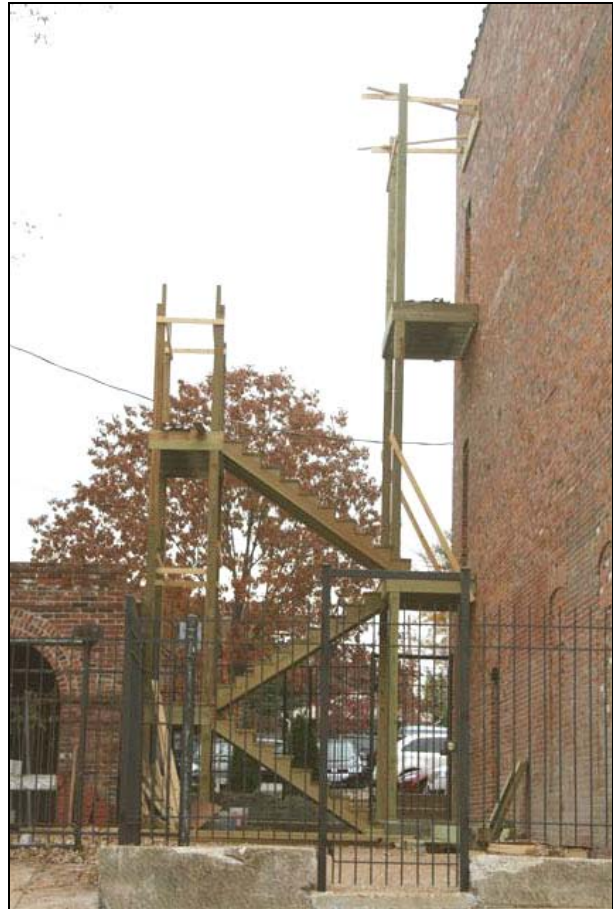
The staff heard nothing further from the developer, and at last was required to Administratively Deny the application due to ordinance time limitations.

Acting upon the complaint from the neighborhood, the staff inspected the property and found that four doors had been cut in the building's north wall, and that a three-level stair was under construction. A Stop Work Order was issued.

Because the time for appeal had lapsed, the staff is bringing the issue to the Preservation Board as a Preliminary Review.

SITE AND SURROUNDING AREA

1016 Mississippi is located adjacent to an east-west alley at the corner of Chouteau and Mississippi Avenue at the northern edge of the Lafayette Square Local Historic District. The project also lies within the boundaries of the Lafayette Square National Register District.



STAIR PARTLY CONSTRUCTED

A three-story commercial/residential building is directly to the north, facing Chouteau; detached single-family houses are to the south. Opposite the site is a large development of attached rowhouses constructed in 2006.



1016 MISSISSIPPI AND HOUSES SOUTH OF THE ALLEY

RELEVANT LEGISLATION:

Excerpt from Ordinance #63327, Lafayette Square Historic District:

101 DEFINITIONS

21 Model Example

In this Ordinance, a Model Example is often required as a basis for comparison and as a source of ideas for reconstructed elements and for new construction. Definition: A building or element(s) of a single building type and style which is to be used as a guide for the design of a reconstructed element or new construction.

Requirements for a Model Example.

- i. A Model Example shall be an historical building of comparable age, form, architectural style and use to the building to receive the reconstructed element or new construction. A Model Example may be a building, existing or once existing, either within the District or the City of St. Louis. District Model Examples are preferred.*
- ii. Model Examples shall be presented in the following forms:*
 - (1) Existing buildings or building elements shall be photographed; minimally 3" x 5", black and white or color. Elements shall be photographed in detail, and from at least two angles. Elements shall be accompanied by a photo illustrating the overall form and architectural style of the building.*
 - (2) Photographs of buildings or building elements no longer in existence.*
 - (3) Alterations and additions to a historical building which meet the criteria of "historical" may be used as a Model Example.*

206 APPENDAGES

Comment: Only a few materials were historically used in The District in the construction of porches, stoops and steps. These materials included stone, brick, wood and occasionally various types of metal. Appendages were often the focus of architectural detailing and add to be individual character of a building.

206.1 Location And Type Of Appendages Per Facade

1. *Original appendages at the Public and Intermediate Facades shall not be removed or altered in configuration, location, or detail.*

Not Applicable.

2. *At Public and Intermediate Facades, appendages may be reconstructed where there is evidence of their prior existence. Reconstructed appendages shall be rebuilt based on evidence at the building and a Model Example.*

Comment: Evidence includes, but is not limited to, paint lines and profiles on the facade, indications of a former foundation, documented existence in terms of historical site plans and photographs.

Not Applicable.

3. *New Appendages:*

Comment: New appendages are new construction where there is no evidence of an original appendage.

1. *Are prohibited at Public Facades,*
2. *Shall be set back at least fifteen (15) feet from a Public Facade, unless the appendage is to be added to the rear elevation of a corner building. In this case, it shall be held back at least 1 foot.*

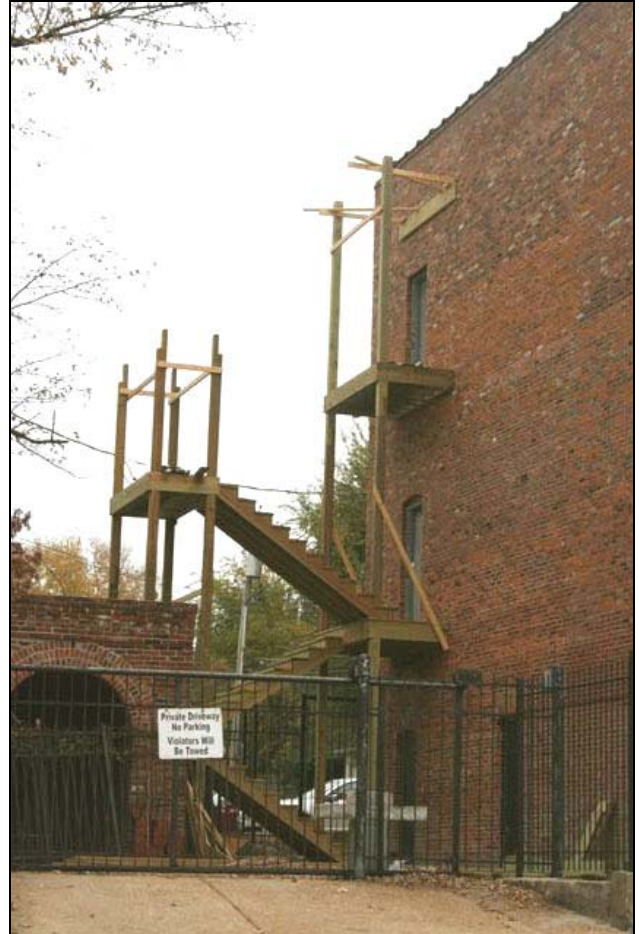
Complies. The stairs are located at the rear of the façade.

3. *Shall be based on a Model Example.*

Does not comply. No Model Example has been submitted, nor could one be identified for this configuration at this location on the building.

4. *All facades of a new appendage shall utilize finish materials. See definition, section 100.*

Does not comply. The stairs are constructed of Wolmanized rough-sawn wood.



NORTH ELEVATION

5. *Access to the main building from a new appendage shall be limited to a single door width opening in the original exterior wall.*

Complies. There are three doors that open onto the stair from each level. All are single-leaf doors without transoms.



FRONT ELEVATION LOOKING EAST ALONG ALLEY

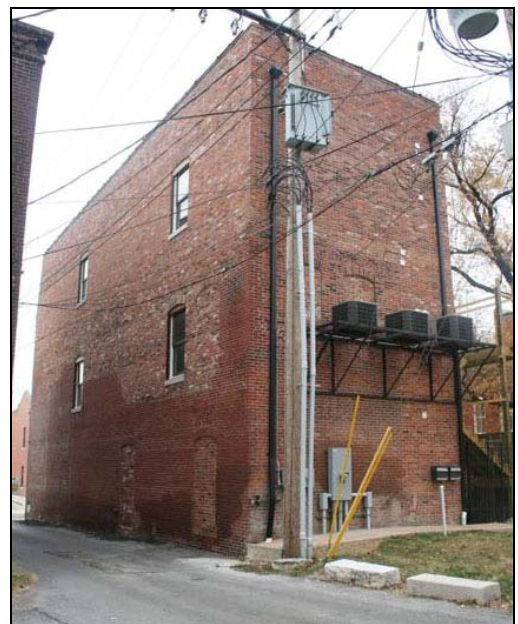
COMMUNITY CONSULTATION:

To date, the Cultural Resources Office has not received any comments on the project from the Alderman or from the Lafayette Square Restoration Committee.

COMMENTS :

There is some confusion regarding the Building Division's re-opening of the original permit for interior and exterior alterations, issued in 2007. What is clear is that the Cultural Resources Office has not approved the stair in its current location. The staff has received no evidence that such a structure was ever approved by this office, nor were the four doors that have been cut into the north wall.

We understand that the developer took on a building that was in extreme disrepair for many years; and also that egress must be provided from the third floor unit. No Model Example, as required by the Standards, exists for this condition.



REAR OF BUILDING

On 11/18/10, the staff met again with the developer and discussed the few available options. The developer agreed to remove the third story roof and posts; to install a Soulard handrail; to wrap exposed Womanized lumber with finish grade wood and to stain the structure with opaque stain in a dark color. He also agreed to plant tall evergreens in front of the stair to screen it as much as possible from the street.

Based upon these concessions, the staff is supporting a variance from the standards.

CONCLUSION:

The Cultural Resources Office staff recommends that the Preservation Board grant a variance to the Lafayette Square Historic District Standards with the following stipulations:

1. That the illegal stair be modified by removing the third floor roof;
2. that upright posts be sheathed in finish materials;
3. that the entire structure be stained with an opaque stain a dark color; and
4. that tall evergreens be planted in front of the structure to screen it from street view.

CONTACT:

Jan Cameron	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 216
Fax:	314-259-3406
E-Mail:	CameronJ@stlouiscity.com



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**

Cultural Resources Department

F.

DATE: April 26, 2010
FROM: Jan Cameron, Cultural Resources Office
SUBJECT: Appeal of Staff Denial: Demolition in a Preservation Review District.
ADDRESS: 4217, 4221, 4223 and 4225 Arco
JURISDICTION: Preservation Review District **Ward:** 17

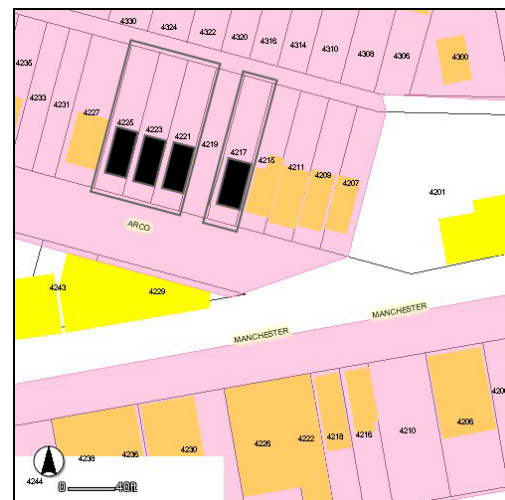


4217-25 ARCO AVENUE

Owner:
Forest Park Southeast Restoration

Applicant:
Bellon Wrecking

Recommendation:
To uphold the Cultural Resource Office staff denial of the demolition of these four commercial/industrial buildings.



BACKGROUND:

On October 10, 2010, the Cultural Resources Office received four applications for demolition for one-story single-family Shotgun houses in the 4200 block of Arco Avenue, located in the Forest Park Southeast National Register Historic District. Two of the houses were in poor condition; two were sound, but unoccupied.

Along with the demolition applications was a very preliminary submittal for a multi-story “green” building, to be constructed across Manchester Avenue, some distance from this site. However, the owner of the properties, Forest Park Southeast Restoration, indicated that for the foreseeable future, the sites after demolition will be green space. Because of this and the fact that demolition included four contributing buildings in the National Register District, the applications were scheduled for review by the Preservation Board. Administrative denials were issued due to ordinance time restrictions, and the owner has appealed those denials.



4221-25 AND CONTEXT WEST ON ARCO



4217 AND CONTEXT EAST ON ARCO

SITE AND SURROUNDING AREA

The 4217, 4221, 4223 and 4225 are part of a row of six Shaped Parapet single-family houses that occupy approximately one-quarter of the 4200 block of Arco Avenue, in the Forest Park Southeast neighborhood, and the Forest Park Southeast National Register Historic District. The row has lost 4219 Arco — owned by a different party — which recently was demolished, apparently without a permit.

The block has sustained some demolition to the west of the row. Several of the extant historic buildings are deteriorated and vacant. Opposite the site is the rear elevation of a two-story commercial building facing Manchester Avenue, and currently under renovation.



CONTEXT WEST ON ARCO



**CONTEXT EAST ON ARCO
LOOKING TOWARD MANCHESTER**



SOUTH SIDE OF 4200 ARCO AND MANCHESTER BEYOND

All four houses are vacant. 4225 Arco, once sheathed in artificial stone, has sustained the loss of the outer brick wythe on the front and east elevations. 4223 Arco has a similar failure at its eastern façade. 4221 and 4217 are sound although deteriorated.



4217 — FRONT AND WEST ELEVATION



4217 — REAR ELEVATION



4221— FRONT AND EAST ELEVATION



4221 — REAR ELEVATION



4223— FRONT AND EAST ELEVATION



4223 — REAR ELEVATION



4225— FRONT AND EAST ELEVATION



4225 — REAR ELEVATION

RELEVANT LEGISLATION:

St. Louis City Ordinance 64689:

PART X - DEMOLITION REVIEWS

...Decisions of the Preservation Board or Cultural Resources Office shall be in writing, shall be mailed to the Applicant immediately upon completion and shall indicate the application by the Preservation Board or Cultural Resources Office of the following criteria, which are listed in order of importance, as the basis for the decision:

- A. *Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance shall be approved except in unusual circumstances which shall be expressly noted.*

There is no Redevelopment Plan approved by ordinance for this site.

- B. *Architectural Quality. A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of Sound High Merit Structures shall not be approved by the Office. Demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances which shall be expressly noted.*

The houses are all good examples of the Shaped Parapet property type, an urban working class house popular for several decades at the turn of the 20th century. All would be considered Merit buildings as they are contributing resources to the National Register District. The loss of the exterior brick at 4225, however, would bring its eligibility into question..

- C. *Condition. The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable Structure.*

1. *Sound Structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subparagraphs A, D, F or G of this section indicates demolition is appropriate.*

4217 and 4221 are considered to be sound, with no serious structure failure.

They are deteriorated and suffer from a lack of maintenance. 4223 and 4225 have sustained substantial collapse and would require significant masonry reconstruction.

2. *Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.*

Not Applicable.

D. Neighborhood Effect and Reuse Potential.

1. *Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.*

The other buildings in the immediate vicinity vary in condition from excellent to fair. There have been a number of previous demolitions that have adversely affected the block face.

2. *Reuse Potential: The potential of the Structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.*

There is evidence of considerable rehabilitation of commercial buildings in the vicinity. Re-use of these small houses is more questionable, particularly as they face the rear of a commercial building on the south. However, they would be eligible for the use of historic Tax Credits for their rehabilitation.

2. *Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present Owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.*

No information concerning Economic Hardship has been provided by the owner or applicant.

E. Urban Design. The Office shall evaluate the following urban design factors:

1. *The effect of a proposed partial demolition on attached or row buildings.*

Not Applicable.

2. *The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of Structures within the block.*

The existing context of the block is not good; however, demolition of these four buildings will open up a significant part of the block and will result in a deterioration of the streetscape and adversely affect the quality of the area.

3. *Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.*

These buildings represent the original historic development along Arco. While they can not individually be considered unique or significant, as a whole they contribute to the block face and street.

4. *The elimination of out of scale or out of character buildings or nonconforming land uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.*

Not Applicable.

COMMUNITY CONSULTATION:

As of this writing, the Cultural Resources Office has received no comments from the Ward Alderman, or any neighborhood group.

COMMENTS :

The owner wishes to demolish the four buildings and then grade and seed the lot. No development is planned in the near future. A good case could be made for the demolition of 4223 and 4225 based on their structural condition. The remaining buildings contribute to the historic district and the Cultural Resources Office staff feels that the loss of these buildings should not be considered until and unless there is a firm development plan in place that the Board can review.

CONCLUSION:

The appeal of the staff denial for 4223 and 4225 Arco should be overturned because of their structural condition. The appeal for 4217 and 4221 should be denied by the Preservation Board as the owner has not met the Ordinance standards for approval on these buildings.

CONTACT:

Jan Cameron	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 201
Fax:	314-259-3406
E-Mail:	CameronJ@stlouiscity.com



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

G.

DATE: November 22, 2010
FROM: Andrea Gagen, Cultural Resources Office
SUBJECT: New application to install 2 wall signs and 2 ground signs
ADDRESS: 4630 Lindell
JURISDICTION: Central West End Local Historic District — Ward 17



4630 LINDELL

OWNER:
Roberts Hotels Houston NASA LLC &
Roberts Brothers Development, Inc.

APPLICANT:
Bill Yount Sign & Electric

RECOMMENDATION:
That the Preservation Board deny the
signage as the wall signs do not meet the
Central West End Historic District
standards.



BACKGROUND:

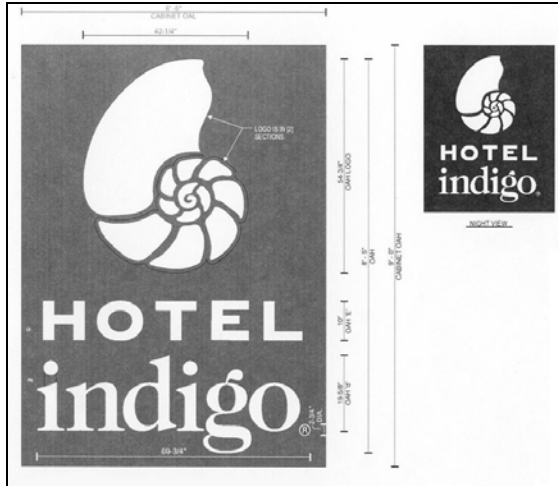
In August 2010, an application to install signage at 4630 Lindell was received by the Cultural Resources Office. As the two (2) proposed wall signs did not meet the Central West End Historic District standards, the staff was working with the sign company to come up with an alternative signage plan. The proposed alternative signage was a monument sign. The application was Administratively Denied due to ordinance time constraints. After this time, the original representative of the applicant passed away. A new representative is now handling the application, but the time period for an appeal had lapsed. The Cultural Resources Office asked the Building Division to refer it again as a New Application. This new application is being brought before the Preservation Board.



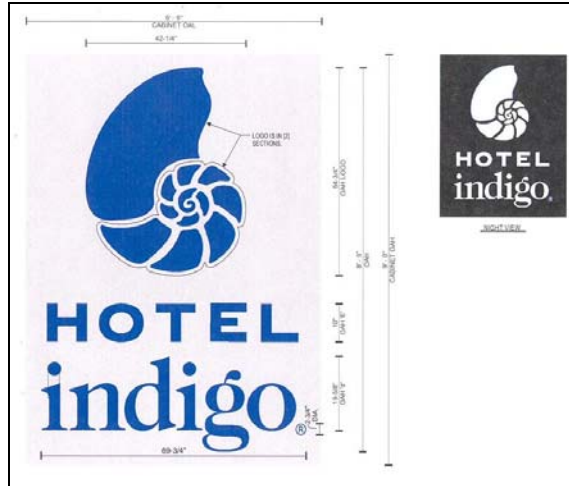
EXISTING SIGNAGE



SITE PLAN OF PROPOSED SIGNAGE – SIGN ‘A’ IS EXISTING



PROPOSED SIGN 'B'



PROPOSED SIGN 'C'



LOCATION OF PROPOSED SIGN 'B'



LOCATION OF PROPOSED SIGN 'C'

SITE AND SURROUNDING AREA:

4630 Lindell is located along a stretch of comprised primarily of high-rise residential buildings and a few commercial structures. The building is located at the southern edge of the Central West End Historic District.

RELEVANT LEGISLATION:

Excerpt from Ordinance #56768, Central West End Historic District

COMMERCIAL

2. Structures

j. Signs

Signs within the commercial district shall be in accordance with the zoning ordinance except that in no case will the following be allowed:

1. *Non-appurtenant advertising signs.*

Not Applicable.

2. *Signs in excess of 25' in height.*

Not Applicable.

3. *Wall signs above the second floor window sill level.*

Wall signs should be designed to complement the existing building and never cover windows or other architectural elements. Where more than one wall sign exists on a single structure or a series of related structures, all signs should be basically similar in character and placement. Office buildings without first floor retail establishments shall have no more than one wall sign per façade located below the second floor window sill line designating only the name and address of the building.

Does not comply. Both of the proposed wall signs are above the 2nd story window sill. The two wall signs are similar in design, but opposite in color.

4. *Roof top signs.*

Not Applicable.

5. *Projecting signs are not acceptable if they obstruct the view of adjacent signs, obstruct windows or other architectural elements or extend above the second floor windowsill level. Only one projective sign is allowed per street frontage for each establishment.*

Not Applicable.

6. *Flashing or rotating elements.*

Not Applicable.

7. *Painted wall signs.*

Not Applicable.



ACROSS STREET



CONTEXT LOOKING NORTHEAST



BUILDINGS ON EITHER SIDE OF 4130 LINDELL



ACROSS EUCLID



LOOKING NORTHWEST UP EUCLID

COMMUNITY CONSULTATION:

The staff has had some communication with the neighborhood association regarding the project. The staff has not had any communication with the Alderwoman.

COMMENTS:

The two (2) small directional entry signs are not at issue, as they are acceptable under the historic district standards. The two (2) 6' x 9' wall signs however, do not meet the Central West End Historic District Standards in that they are both proposed to be placed above the 2nd story window

sill. The background colors of the two large signs are to be different as the walls behind them are different materials. Both signs will be viewable when driving up Euclid. All of the signs will be internally lit.

CONCLUSION:

That the Preservation Board uphold the staff denial as the proposed trim replacement does not meet the Skinker-DeBaliviere Historic District standards.

CONTACT:

Andrea Gagen	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 216
Fax:	314-622-3413
E-Mail:	<u>GagenA@stlouiscity.com</u>



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

H.

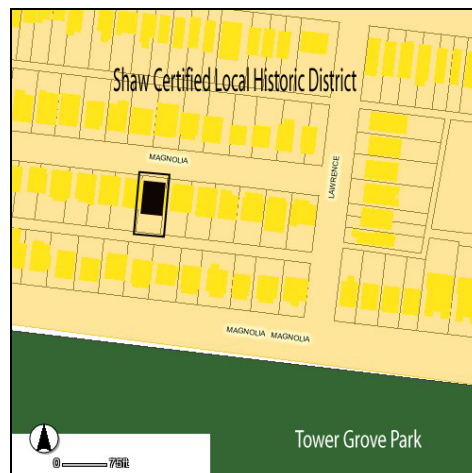
DATE: November 22, 2010
FROM: Jan Cameron, Cultural Resources Office
SUBJECT: Appeal of Staff Administrative Denial: install solar panels
on front slope of roof
ADDRESS: 4026 Magnolia Place
JURISDICTION: Shaw Certified Local Historic District — Ward 8



4026 MAGNOLIA PLACE

OWNER/APPLICANT:
Diana Oleskevich

RECOMMENDATION:
That the Preservation Board withhold approval of the installation as proposed and recommend the owner explore other locations for the panels at the front of the house.





VISIBILITY OF ROOF FROM THE EAST

SITE AND SURROUNDING AREA:

5739 McPherson is a 1½ -story single-family house in the Craftsman style. Magnolia Place, somewhat later than the rest of the Shaw development, was created in the 1920s. It is a one-block long private street with single-family houses exhibiting various interpretations of the Craftsman style. All are well-maintained and contribute to the historic district. There have been no demolition and the street retains its historic character.



CONTEXT EAST



CONTEXT EAST



CONTEXT OPPOSITE EAST



CONTEXT OPPOSITE WEST

RELEVANT LEGISLATION:

Excerpt from Ordinance #59400, Shaw Historic District

Residential Appearance and Use Standards

8. *Use:*

A building or premises shall be utilized only for the uses permitted in the zoning district within which the building or premises is located. Buildings should not be converted from single-family to multi-family. Two-family structures should not be converted to more than two units. Four family buildings should not be converted to more than six units with no units having less than six hundred net rentable square feet.

Not Applicable.

9. *Structures:*

New construction or alterations to existing structures: All designs for new construction or major alterations to the front of the buildings that require a building permit must be approved by the Heritage and Urban Design Commission, as well as by the existing approving agencies, as required by City Ordinances. Standards that do not require building permits serve as guidelines within the district. Restrictions set forth below apply only to fronts and other portions of the building visible from the street and on corner properties (excluding garages), those sides exposed to the street. See Section 2(M).

A. *Height:*

New buildings or altered existing buildings, including all appurtenances, must be constructed within 15% of the average height of existing residential buildings on the block. Wherever feasible, floor to floor heights should approximate the existing building in the block. When feasible, new residential structures shall have their first floor elevation approximately the same distance above the front-grade as the existing buildings in the block.

Not Applicable.

B. *Location:*

Location and spacing of new buildings should be consistent with existing patterns on the block. Width of new buildings should be consistent with existing buildings. New buildings should be positioned to conform to the existing uniform setback.

Not Applicable.

C. *Exterior Materials:*

Materials on the fronts and other portions of new or renovated buildings visible from the street and on corner properties, those sides of the building exposed to the street (excluding garages) are to be compatible with the predominant original building materials: wood, brick, stone. Aluminum steel, any type of siding, and artificial masonry such as perma-stone or z-brick, are not allowed. Stucco material is not allowed except where the stucco was the original building material.

Does not comply. Panel material will have a dark, reflective surface not compatible with historic building materials.

D. *Details:*

Architectural details on existing structures, such as columns, dormer, porches and bay windows, should be maintained in their original form, if at all possible. Architectural

details on new buildings shall be compatible with existing details in terms of design and scale. Doors, dormers, windows and the openings on both new and renovated structures should be in the same vertical and horizontal proportions and style as in the original structures. Both new or replacement windows and door frames shall be limited to wood or color finished aluminum. Glass blocks are not permitted. Raw or unfinished aluminum is not acceptable for storm doors and windows. Iron bars or other types of protective devices covering doors or windows (excluding basement windows) are not permitted. Gutters should be made of color-finished aluminum, sheet metal or other non-corrosive material. Gutters should not be made of raw or unfinished aluminum or steel. Mortar must be of a color compatible with the original mortar of the building. Aluminum or metal awnings visible from the street are not permitted. Canvas or canvas type awnings are permitted. Previously unpainted masonry shall not be painted.

Not Applicable.

E. Roof Shapes:

When there is a strong or dominant roof shape in a block, proposed new construction or alterations shall be compatible with existing buildings.

Does not comply. The attachment of flat panels, raised several inches about the roof tiles, will alter the appearance and shape of the roof, which is the most prominent architectural feature of the house.

F. Roof Materials:

Roof materials should be of slate, tile, copper, or asphalt shingles where the roof is visible from the street (brightly colored asphalt shingles are not acceptable). Design of skylights or solar panels, satellite receiving units, where prominently visible from the street should be compatible with existing building design.

Does not comply. The proposed roof panels will obscure the original red clay roofing tile.



DETAIL OF PANEL LOCATION



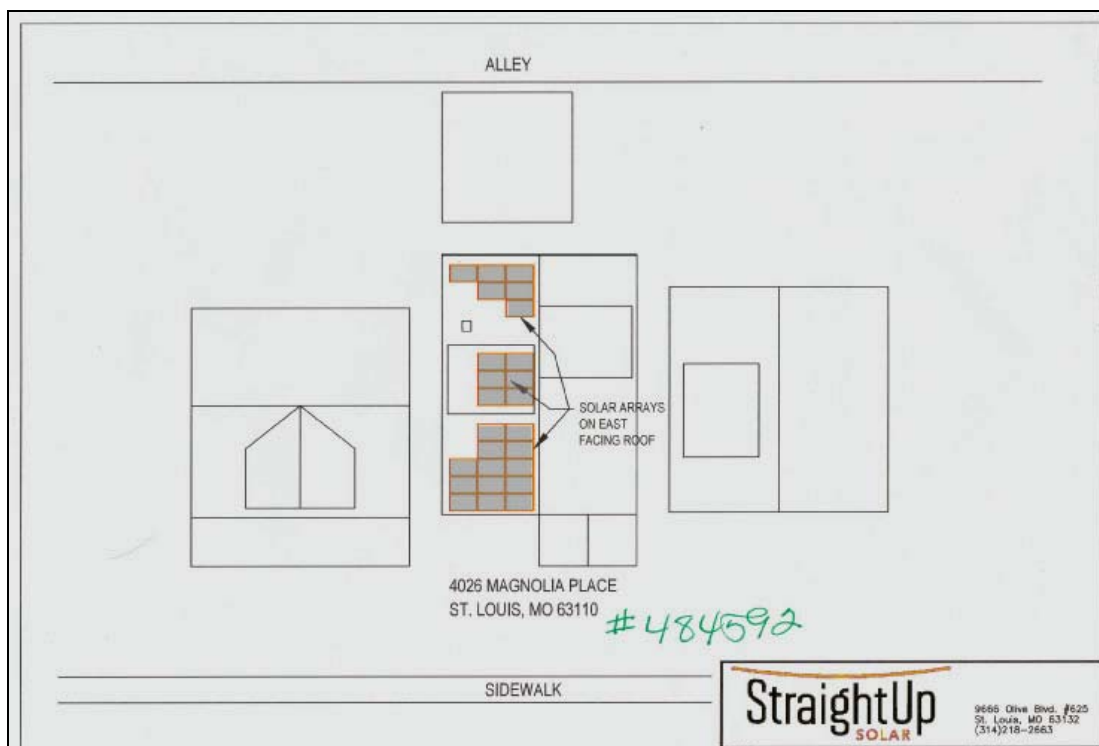
EXAMPLE OF SIMILAR INSTALLATION

COMMUNITY CONSULTATION:

The Cultural Resources Office has not been contacted by the Alderman or any neighborhood group regarding the project.

COMMENTS:

While the roof's slope is relatively low, the panels will still be highly visible from the street. Magnolia Place is an intact, cohesive historic development where each house displays varied Craftsman-style detailing. To insert a contemporary reflective element on the unified streetscape would be detrimental to the architectural character of 4026 Magnolia Place, and to the Place as a whole.



SITE PLAN SHOWING PROPOSED LOCATION OF PANELS

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board withhold approval of the proposed installation and suggest that the owner consider alternative locations for the panels at the front roof slope.

CONTACT:

Jan Cameron	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 201
Fax:	314-259-3406
E-Mail:	CameronJ@stlouiscity.com



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

I.

DATE: November 22, 2010
FROM: Bob Bettis, Preservation Planner
SUBJECT: Appeal of a staff denial to demolish a building in a Preservation Review district
ADDRESS: 4942-44 Wise Ave.
JURISDICTION: Preservation Review District — Ward 10



4942-44 WISE AVE.

OWNER/APPLICANT:

St. Louis University High School/Bellon
Wrecking

RECOMMENDATION:

That the Preservation Board uphold the
staff denial as the proposed demolition
does not meet the criteria of the Ordinance.



BACKGROUND:

A permit to demolish the building was denied by the Cultural Resources Office in October of 2010. The owner has appealed the denial to the November Preservation Board.

SITE AND SURROUNDING AREA:

4942-44 Wise, a two-story four-family building, is located on the south side of the block between St. Louis University High School to the west and Kingshighway to the east. Surrounding properties are of similar size and architectural style and are in good condition.



LOOKING NORTHEAST



LOOKING SOUTHEAST

RELEVANT LEGISLATION:

St. Louis City Ordinance 64689:
PART X - DEMOLITION REVIEWS
SECTION FIFTY-EIGHT.

Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

4942-44 Wise Ave. is in a Preservation Review District.

SECTION SIXTY-ONE. *Demolition permit Preservation Board Decision.*

All demolition permit applications pursuant to Sections Fifty-Eight to Sixty-Three shall be made by the Preservation Board, which shall either approve or disapprove of all such applications. The Preservation Board may by a duly adopted order or regulation consistent with this chapter, authorize the Cultural Resources Office to make reviews of demolition permit applications. Decisions of the Preservation Board or Cultural Resources Office shall be in writing, shall be mailed to the Applicant immediately upon completion and shall indicate the application by the Preservation Board or Cultural Resources Office of the following criteria, which are listed in order of importance, as the basis for the decision:

F. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance shall be approved except in unusual circumstances which shall be expressly noted.

There is no Redevelopment Plan approved by ordinance for this site.

G. Architectural Quality. A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of Sound High Merit Structures shall not be approved by the Office. Demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances which shall be expressly noted.



FROM ALLEY

4942-44 Wise Ave. is considered a “Qualifying” building under the Ordinance definition because of its age, architectural style and condition.

H. Condition. The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the

Structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable Structure.

1. Sound Structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subparagraphs A, D, F or G of this section indicates demolition is appropriate.

4942-44 Wise is considered “sound” under the definition of the Ordinance, although it suffers from a lack of maintenance, the building as a whole is in good condition. All exterior walls and foundation are in very good condition.

2. Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

Not Applicable.

I. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

The majority of buildings in the immediate vicinity are good structural condition, few are vacant and boarded.

2. *Reuse Potential: The potential of the Structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.*

The property is a contributing resource to a neighborhood that is potentially eligible to be listed on the National Register, and therefore would be eligible for both Federal and State Tax Credits for Historic Preservation. The staff has roughly estimated the potential project costs:

Total Development Costs: (\$125/sq. ft. x 4158 sq. ft.)	\$519,750
Less 25% State and 20% Federal Historic Tax Credit:	<u>\$233,877</u>
Total Development Costs:	\$285,873

Area Demographics

(Information on Business Profiles, Demographics and Area Incomes provided by City of St. Louis Geographic Information System (GIS) maintained by the Planning and Urban Design Agency.)

Area Business Profile:

4942-44 WISE AVE.				
Indicator	¼ Mile Radius	½ Mile Radius	¾ Mile Radius	1 Mile Radius
Number of Business	15	100	263	496
Total Wages	\$3,081,786.00	\$31,464,176.00	\$204,100,520.00	\$275,336,061.00
Number of Employees	374	2,893	19,829	26,368
Number of Supermarkets	0	0	1	3
Number of Pharmacies	0	0	0	1
Number of Gas Stations	1	1	1	3
Number of Restaurants	0	0	11	23
Number of Fast Food	0	0	3	6
Number of Hospitals	0	0	3	5
Number of Banks	0	0	0	0
Number of Law Firms	0	0	2	5

Population:

1 Mile Radius Around 4942-44 WISE AVE.			
Summary			
Population:	9,494	Number of Households:	4,756
Gender			
Male:	4,476 (47.1%)	Female:	5,018 (52.9%)
Age Totals			
Male Age		Female Age	
Under 18 Years:	1,195 (26.7%)	Under 18 Years:	1,096 (21.8%)
18 to 24 Years:	454 (10.1%)	18 to 24 Years:	582 (11.6%)
25 to 39 Years:	1,162 (26.0%)	25 to 39 Years:	1,222 (24.4%)
40 to 64 Years:	1,283 (28.7%)	40 to 64 Years:	1,294 (25.8%)
65 Years and Over:	382 (8.5%)	65 Years and Over:	824 (16.4%)

Area Income:

1 Mile Radius Around 4942-44 WISE

Summary Information			
Aggregate Household Income:	\$155,868,100	Household Income Per Square Mile:	\$65,306,951
Average Household Income:	\$32,773	Per Capita Income:	\$16,362
Household Income			
Less than \$10,000:	1,316	\$10,000 to \$15,000:	430
\$15,000 to \$20,000:	388	\$20,000 to \$25,000:	263
\$25,000 to \$30,000:	263	\$30,000 to \$35,000:	283
\$35,000 to \$40,000:	264	\$40,000 to \$45,000:	230
\$45,000 to \$50,000:	135	\$50,000 to \$60,000:	272
\$60,000 to \$75,000:	264	\$75,000 to \$100,000:	233
\$100,000 to \$125,000:	90	\$125,000 to \$150,000:	18
\$150,000 to \$200,000:	61	Greater than \$200,000:	30
Economic Breakdown			
Households Earning Over \$40,000:	1,351 (28.4%)	Households Earning Over \$50,000:	986 (20.7%)
Households Earning Over \$60,000:	714 (15.0%)	Households Earning Over \$100,000:	217 (4.6%)



WEST ELEVATION

2. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present Owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

No information concerning Economic Hardship has been provided by the owner/applicant.

J. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.

Not Applicable.

2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of Structures within the block.

The loss of the building would significantly affect the block face and rhythm of the block. The entire block to the east of the alley is intact.

3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.

4942-44 Wise, constructed in 1915 is a good example of the Craftsman style multi-family residence. The entire south side of the block consists of a cohesive group of Craftsman style multi-family buildings.

4. The elimination of out of scale or out of character buildings or nonconforming land uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

Not Applicable.



EAST FACADE



PORCH DETAIL

COMMENTS :

The building has suffered from a lack of maintenance, and has had some minor alterations, but is by no means structurally unsound. In the staff's experience the building could be successfully rehabilitated. The building would be a contributing resource to a future National Register District and would be eligible for Federal and State Historic Tax Credits for rehabilitation.

The demolition would lead to a bigger hole in the block face considering its proximity to the alley. With no plans to construct a building on the site, its loss would degrade the architectural integrity of the block.



4942-44 WISE

COMMUNITY CONSULTATION:

The staff has not been contacted by the neighborhood or the Alderwoman concerning the project.

CONCLUSION:

The applicant has not provided evidence supporting the decision to demolish the existing building as oppose to rehabilitation. The Cultural Resources Office recommends that the Preservation Board uphold the staff denial as the proposed demolition does not meet the Ordinances standards for approval.

CONTACT:

Bob Bettis	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 277
Fax:	314-622-3413
E-Mail:	BettisB@stlouiscity.com



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

J.

DATE: November 22, 2010
FROM: Bob Bettis, Preservation Planner
SUBJECT: Appeal of staff denial to construct roof-top addition
ADDRESS: 6110-12 Waterman
JURISDICTION: Skinker-Debaliviere Local Historic District — Ward 28



6110-12 WATERMAN

OWNER/APPLICANT:
Peter & Melanie Maynor/Core10
Architects

RECOMMENDATION:
That the Preservation Board uphold the staff denial as the as the proposed addition is not in compliance with the Skinker DeBaliviere Historic District Standards.



BACKGROUND:

The architect contacted the Cultural Resources staff in October with the proposed addition. Following a meeting in which staff and the architect discussed design concerns relating to the Skinker-DeBaliviere design guidelines, the owners decided to proceed with the proposal as originally submitted. Staff believes that the addition will be highly visible from the street and has the potential to detract from the overall appearance of the home and would require a variance from the Preservation Board



PROPOSED ADDITION

SITE AND SURROUNDING AREA:

6110-12 Waterman consists of a two-story, single-family house designed in the Craftsman style in the Skinker-Debaliviere Historic District. The building is located on the south side of Waterman between Skinker to the west and Rosedale to the east. Surrounding the subject property are residential, single and multi-family, buildings designed in similar architectural styles and dates of construction.



PROPOSED ADDITION FROM STREET

RELEVANT LEGISLATION:

Per the Skinker-Debaliviere Historic District Standards from Ordinance #57688:
RESIDENTIAL APPEARANCE STANDARDS...

c. Exterior Materials:

Exterior materials when visible from the street must be compatible in type and texture with the dominant materials of the neighborhood - brick masonry, or stucco, with terra cotta and wood used for trim and other architectural features.

Does not comply: The proposed addition will be clad in fiber cement siding and would be a noticeable contrast to the brick house.

d. Architectural details on existing structures, such as columns, pediments, dormers, porches, and bay windows should be maintained in their original form if at all possible. Both new and replacement window and door frames, when visible from the street, shall be limited to wood or color-finished metal.

Does not comply: The roofline is considered an architectural detail and will be significantly altered by the addition. In addition, the window that faces the street will have fiberglass frames.

COMMENTS :

The proposed addition is very contemporary and will detract from the overall historic appearance of the house. The material usage and massing will be highly visible from Waterman. The only form of screening the addition has is a mature tree in the front yard which will be bare in the winter months. Staff met with the architect in attempts to minimize the visual impact from Waterman. The architect explained that due to customer requests and structural issues the overall plan could not be altered.



LOOKING SOUTHWEST FROM STREET

COMMUNITY CONSULTATION:

The Skinker-DeBaliviere Neighborhood Association supports the project as proposed. There has been no correspondence from the Alderwoman.



LOOKING SOUTHWEST



LOOKING NORTHWEST

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board uphold the staff denial of the application as the proposed roof addition is not in compliance with the Skinker-DeBaliviere design guidelines.

Bob Bettis	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 277
Fax:	314-622-3413
E-Mail:	bettisb@stlouiscity.com



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

K.

DATE: NOVEMBER 22, 2010
FROM: BOB BETTIS, PRESERVATION PLANNER
SUBJECT: APPEAL OF A STAFF DENIAL TO RETAIN VINYL WINDOWS ON FRONT FACADE
ADDRESS: 2049 ALLEN
JURISDICTION: McKinley Heights Local Historic District — Ward 7



2049 ALLEN

OWNER/APPLICANT:
Karen Revere

RECOMMENDATION:
That the Preservation Board uphold the staff denial as the completed work is not in compliance with the McKinley Heights Historic District Standards



BACKGROUND:

The Cultural Resources Office received a complaint from the Citizens Service Bureau on June 30th, 2010. Upon inspection it was found that the owner had installed vinyl windows on the front façade without a permit. After failing to secure a variance in October 2010, the owner is back appealing the staff denial.



WITH WRAPPING



ORIGINAL

SITE AND SURROUNDING AREA:

2049 Allen is located near the northeast corner of Serbian Drive and Allen Ave. directly to the north of Sigel School. Surrounding properties are of similar size and architectural style and are contributing resources to the McKinley Heights Local Historic District

RELEVANT LEGISLATION:

Excerpt from Ordinance #67901

203.1 Windows at Public Facades:

- 1) Windows in Public Facades shall be one of the following:*
 - a) The existing window repaired or retained*
 - b) Replacement window, duplicating the original, which meets the following require;*
 - i) Replacement windows or sashes shall be made of wood or finished aluminum,*
 - ii) The profiles of muntins, sashes, frames, and moldings shall match the original elements in dimension and configuration.*

iii) *The number, arrangement and proportion of lights shall match the original or be based on a Model Example.*

Does not comply. Replacement windows are vinyl. The profiles and dimensions of the new windows do not replicate historic examples. In addition the brick molds have been wrapped concealing original elements.

COMMENTS :

The vinyl windows installed by the owner have seriously affected the building's historic character and integrity. The windows are flat and contemporary in appearance; the lift and meeting rails are narrower, and the jambs are wider than the original window. The brickmolds have been covered by aluminum wrapping and has altered the appearance of the windows.



DETAILS OF WINDOWS

The owner has stated that she has paid for the windows and cannot afford to take the monetary loss to install the proper windows. The owner has yet to provide evidence of economic hardship.



ACROSS STREET



CONTEXT LOOKING SOUTHEAST

COMMUNITY CONSULTATION:

The McKinley Heights Neighborhood Association supports the staffs recommendation of denial.

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board uphold the staff denial as the completed work is not in compliance with the McKinley Heights guidelines.

CONTACT:

Bob Bettis	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 277 Fax: 314-622-3413
E-Mail:	bettisb@stlouiscity.com



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

L.

DATE: November 22, 2010
FROM: Andrea Gagen, Cultural Resources Office
SUBJECT: Appeal of a staff denial to replace trim around front door
ADDRESS: 6178 McPherson
JURISDICTION: Skinker-DeBaliviere Local Historic District — Ward 28



6178 MCPHERSON

OWNER:
Lawrence S. Molina, Jr.

APPLICANT:
Barbara Deiuliis

RECOMMENDATION:
That the Preservation Board uphold the staff denial as the proposed trim replacement does not meet the Skinker-DeBaliviere Historic District standards.



BACKGROUND:

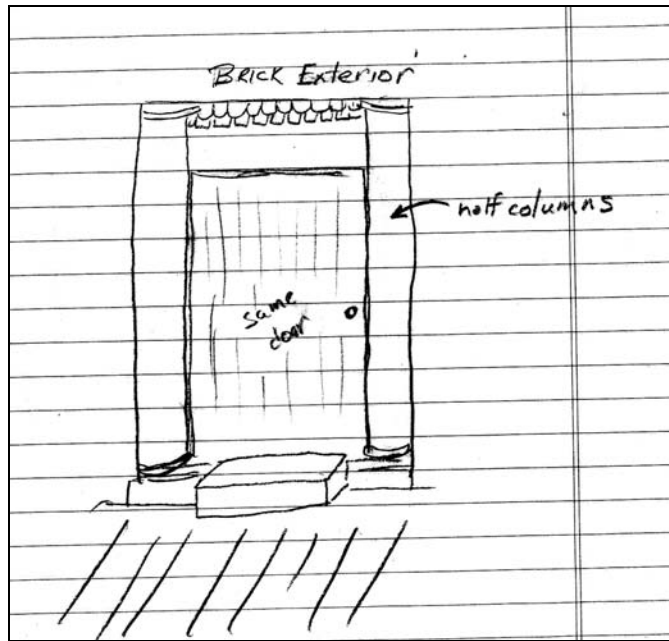
In July 2010, the applicant submitted an application to remove the existing wood shake shingles around the existing front door and install columns and other decorative elements to create a door surround. The drawing received with the application provided minimal detail as to the proposed trim, as the applicant had not yet chosen specific materials. After the permit was Administratively Denied due to ordinance time constraints, the owner provided photographs of other homes on the block which featured door surrounds. The photographs, however, only showed centered doors which were at least as wide as the original opening at 6178 McPherson. Also, the space for a door surround is limited on 6178 McPherson by the fact that the original opening abuts one of the porch columns. The Cultural Resources Office asked for specific drawings of the proposed door surround and the approximate cost difference between the trim and a new $\frac{3}{4}$ -light door to fit the original opening, as of yet these have not been supplied. The applicant originally purchased a solid wood door to fit the original opening, which did not have the support of the Skinker-DeBaliviere Neighborhood Association. The owner appealed the denial and it is being brought before the Preservation Board.



EXISTING ENTRY WITH SHAKE SHINGLES AROUND DOOR

SITE AND SURROUNDING AREA:

6178 McPherson is located between Skinker Blvd. and Rosedale, on a primarily residential street. The building is within the boundaries of the Skinker-DeBaliviere Historic District.



INITIAL PROPOSAL



EXAMPLES OF DOOR SURROUNDS IN THE 6100 BLOCK OF MCPHERSON

RELEVANT LEGISLATION:

Excerpt from Ordinance #59836, Cherokee-Lemp Local Historic District

ARCHITECTURAL DETAIL:

10. Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, a similar detail may be substituted. **Does not comply.** Although the original doors and transoms are being retained, the door hood is being removed. The addition of a new element on the front facade of the building also does not maintain the architectural details in a similar size, detail and material.
11. Doors, windows and other openings on rehabilitated structures shall be of the same size, and in the same horizontal and vertical configuration as in the original structure. Exterior shutters, when used, shall be made of wood and shall be of the correct size and shape to fit the entire opening for which they are intended. **N/A**
12. Storm doors, storm windows and window frames shall be made of wood, or of color-finished material. Mill-finished aluminum or similar metal is not permitted. **Complies.** The proposed door and window frames will be of wood.



ACROSS STREET



CONTEXT LOOKING NORTHEAST



BUILDINGS ON EITHER SIDE OF 6178 MCPHERSON

COMMUNITY CONSULTATION:

The staff has had some communication with the neighborhood association regarding the project. The staff has not had any communication with the Alderwoman.

COMMENTS:

The door at 6178 McPherson would have originally been a large, most likely ¾-glass door which filled the opening. The applicant proposes to keep the existing door which is too small for the opening and apply trim that was not original to the house, which does not meet the Skinker-DeBaliviere Historic District standards. Although there are a few homes on the block which do have door surrounds, they are all around large, centered doors. The Cultural Resources Office has been unable to review a detailed plan of the proposed trim, as it has not yet been supplied by the applicant.

CONCLUSION:

That the Preservation Board uphold the staff denial as the proposed trim replacement does not meet the Skinker-DeBaliviere Historic District standards.

CONTACT:

Andrea Gagen	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 216
Fax:	314-622-3413
E-Mail:	GagenA@stlouiscity.com